

FOUNTAIN COURT CONDOMINIUMS

Management Report

Month of April, 2005

Metairie Bank Operating Account Previous Balance.....	\$12,570.38
Deposits.....	\$15,629.91
Less Checks Written.....	(20,162.37)
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Metairie Bank Operating Current Statement Balance,.....	\$ 8,037.92
Metairie Bank Insurance Account Current Statement Balance	\$10,113.48
Metairie Bank Replacement Account Current Statement Balance	\$23,970.29
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Total Cash On Hand As Of April 30, 2005.....	\$42,121.69

THERE WAS AN INCIDENT WITH AN UPPER UNIT LEAKING WATER INTO THE UNIT DIRECTLY BELOW WHICH CAUSES MANAGEMENT TO REMIND ALL UNIT OWNERS THAT IN ACCORDANCE WITH THE CONDO DOCUMENT MANAGEMENT HAS THE RIGHT TO ENTER YOUR UNIT IN CASES OF AN EMERGENCY SITUATION, REGARDLESS IF YOU ARE PRESENT OR NOT. THAT'S WHY MANAGEMENT URGES EVERYONE TO DEPOSIT WITH MANAGEMENT A KEY TO THEIR UNIT TO AVOID EMERGENCY ENTRY DAMAGE TO THE UNIT WHICH THE UNIT OWNER WILL BE RESPONSIBLE FOR. YOUR KEY WILL BE SECURE AND AVAILABLE TO MANAGEMENT ONLY.

Three judgements were awarded by Small Claims Court, Units # 10, Adams, \$1,922.70; 58, Perry, \$2,059.81; and 76, Mauberret, \$842.50. Unit # 58 has paid half of the judgement and has agreed to pay the balance in 2 more monthly payments. Our attorney has been requested to advise the Board as to how to proceed for a "Forced Sale" for the other 2 units.

A SET OF KEYS WAS FOUND ON THE FRONT BUILDING GROUNDS, PLEASE CONTACT MANAGER.

There is no new news regarding the Costanza, Unit # 91, law suit. Our insurance company attorneys advised that depositions are still in progress.

If you want to have a car towed, because of illegal parking in your assigned space, please call 371 8697. You must be present when the tow truck arrives and you must sign the ticket authorizing the car to be towed away. You will not be charged for this service, however, you must leave notice to the car owner that it has been towed and the phone number to be called for retrieval instructions. The cost for retrieval is the car owner's responsibility.

Past Due unit owners as of the 11th of may are #'s 7, 10, 21, 48, 58, 71, 76, 88,, 90 and 94.

The several unsightly and bent yellow posts and chain along the driveway in front of the building on Veterans Boulevard have been removed. The Board is considering several methods to improve the appearance of Fountain Court.

Please be mindful what you flush down the toilet. Certain items clog the drain lines which causes backups and the need to call out a plumber at \$120.00 per hour after hours.